

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**THURSDAY, FEBRUARY 13, 2025 AT 6:00 P.M.**  
**COUNCIL CHAMBERS – MUNICIPAL BUILDING**

**THIS MEETING WILL ALSO BE HELD ELECTRONICALLY VIA WEBEX.**

This meeting can also be accessed via WebEx. To join, go to <http://coei.webex.com>, enter **2303 887 8201** as the meeting number and **“BZA2025”** as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to [hugo.roblesmadrigal@coei.org](mailto:hugo.roblesmadrigal@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **2025 ELECTION OF OFFICERS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES DECEMBER 12, 2024**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**

**25-BZA-03 PETITIONER IS JASON PATEL**  
**PROPERTY IS LOCATED AT 1207 WEST LUSHER AVENUE**

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7. **NEW BUSINESS**

**25-UV-02 PETITIONER IS LA VOS DE CRISTO AL MUNDO INC**  
**PROPERTY IS LOCATED AT 1413 WEST INDIANA AVENUE**

To vary from Section 18.2, Permitted Uses in the M-1, Limited Manufacturing District to allow for a place of worship.

**25-X-01 PETITIONER IS ELKHART PARKS FOUNDATION INC**  
**PROPERTY IS LOCATED AT 3419 BRISTOL STREET**

Per Section 4.3.O, a Special Exception for Parks and Playgrounds, to amend and update 98-X-06 (approved site plan) to allow for additional uses at Walker Park. The additional uses include: construction of ADA complaint restroom building with drinking fountain, new pavilion, new playground area, additional native landscape plantings, additional memorial tree plantings, expanded parking and recontour hillside for multi-purpose use.

8. **ADJOURNMENT**

**PLEASE REMEMBER TO USE THE MICROPHONE WHEN SPEAKING.**  
**ERRORS IN THE MINUTES MAY RESULT FROM INAUDIBLE VOICES.**